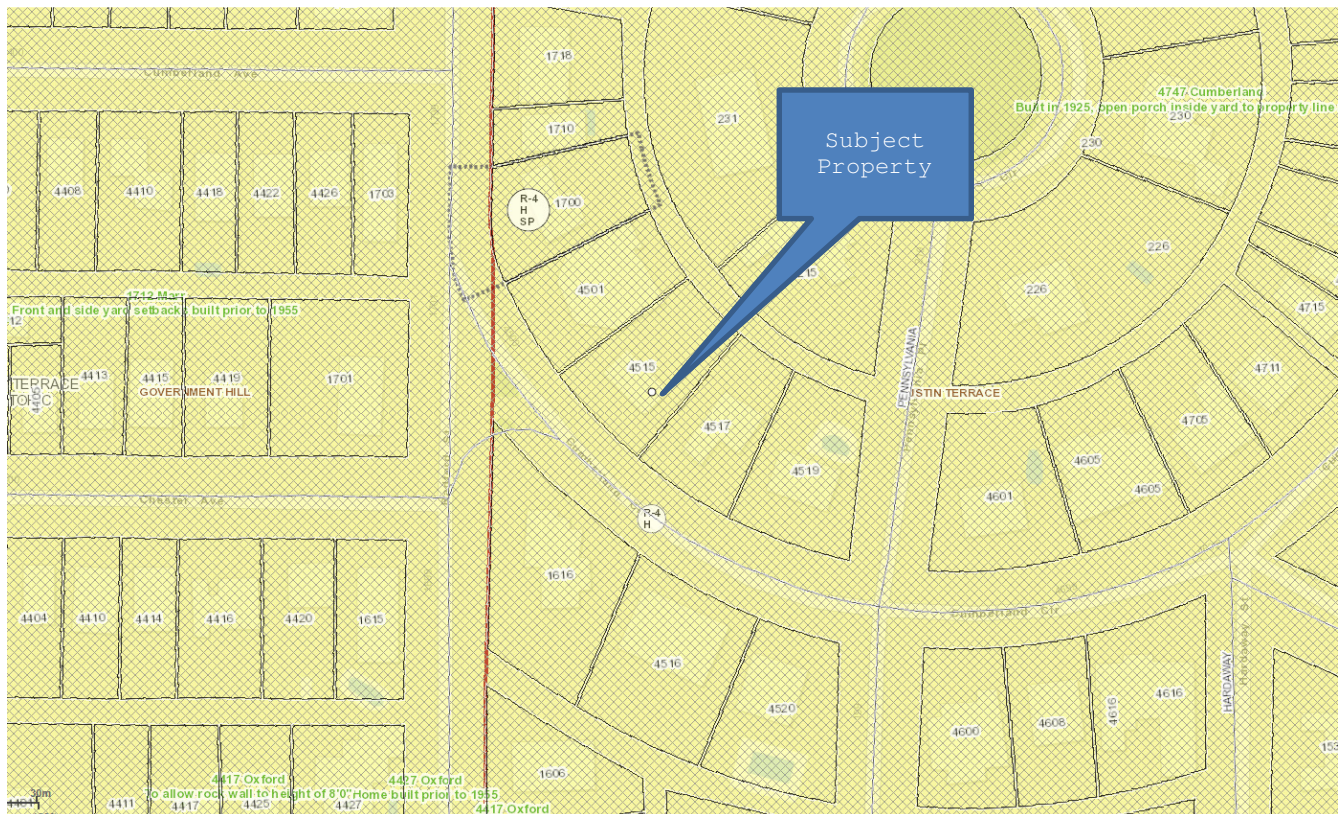




PHAP18-00014

Date: May 21, 2018
Application Type: Certificate of Appropriateness
Property Owner: Gilbert Robles
Representative: Gilbert Robles
Legal Description: 100 Government Hill 23 & 24 (11760 Sq. Ft.), City of El Paso, El Paso County, Texas
Historic District: Austin Terrace
Location: 4515 Cumberland Circle
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1921
Historic Status: Contributing
Request: Certificate of Appropriateness for the removal of casement windows and replacement with sash windows
Application Filed: 4/16/2018
45 Day Expiration: 5/31/2018

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal of casement windows and replacement with sash windows

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

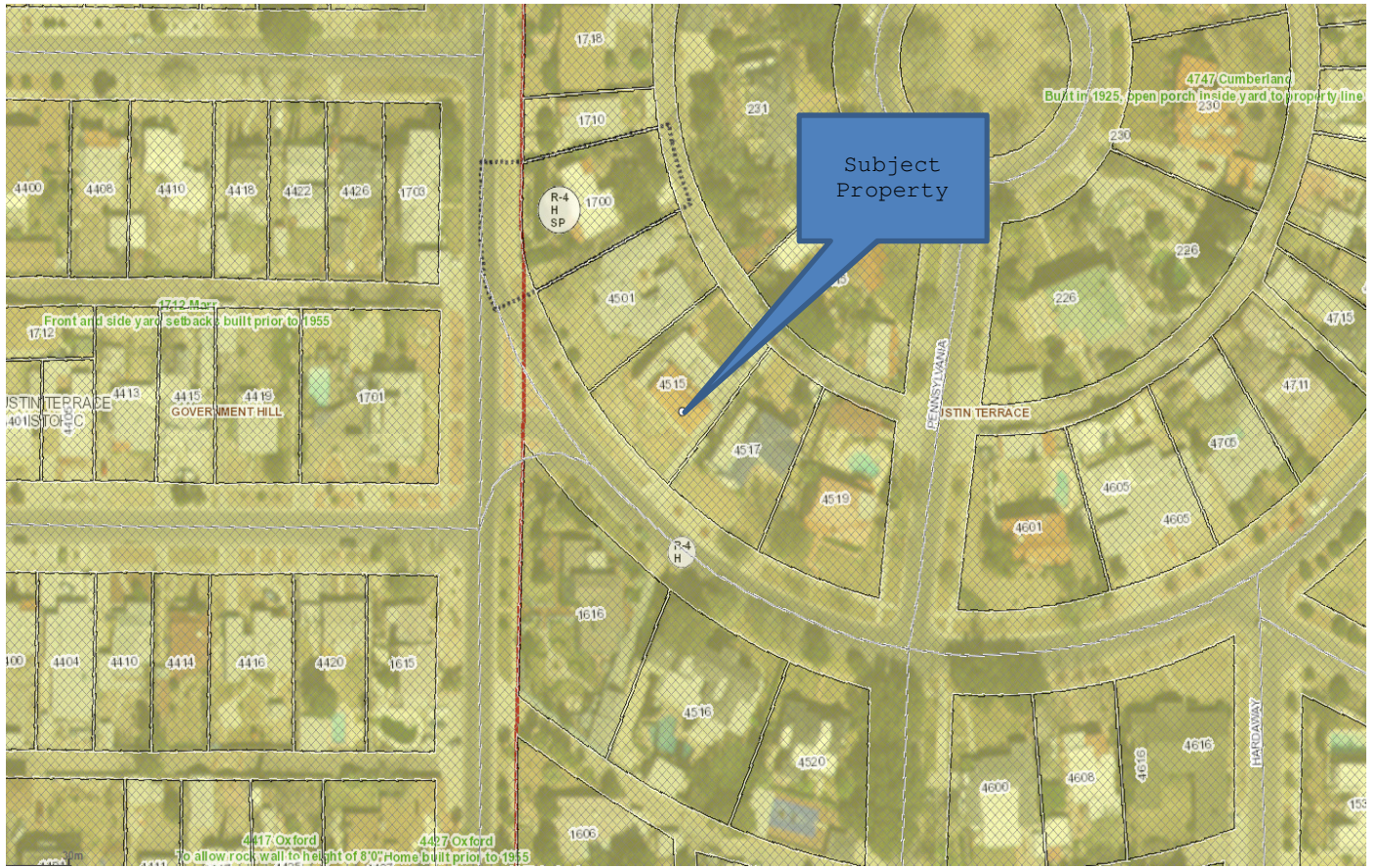
- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case by case basis.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
 - a. Architectural and historical compatibility*
 - b. Comparison to original profile*
 - c. Level of significance of original doors and windows to the architectural style of the building.*
 - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The modification is that the windows be operable, double-leaf, multi-light casement windows with three dimensional muntins to match the existing.

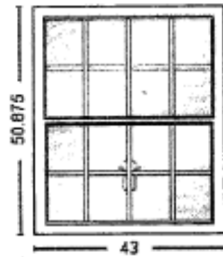
AERIAL MAP



WINDOW ELEVATION

F Bed

Line Item #	Qty	Width x Height	UI	Description
16	3	43" X 50.875"	94	



03S0-New 4000 Series Single Hung 43 x 50 7/8
Frame Width = 43, Frame Height = 50.875, Sash Split =
Even
Operation / Venting = Single Hung
Frame Option = Standard Block Frame, Composite
Reinforcement
Frame Color = Clay
SolarZone Elite, Double Strength, GREY, Glass Breakage
Warranty
Standard Screen
3/4" Contour, Colonial, Grid Color = Clay, 3V1H
Header Expander, Foam Wrap, Net Overall
Line Item Notes:

Comment / Room:

F bed Up